

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Sang Gloamy L Morris to amend the Land Use Plan on property from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow a range of commercial uses, at 5011 Covington Highway.

PETITION NO: N4. LP-21-1244555 2021-2111

PROPOSED USE: Various commercial uses.

LOCATION: 5011 Covington Highway, Lithonia, Ga.

PARCEL NO. : 15-162-04-008

INFO. CONTACT: Brian Brewer, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Sang Gloamy L Morris to amend the Land Use Plan on property from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow a range of commercial uses. The property is located on the south side of Covington Highway, approximately 1,083 feet east of Wesley Chapel Road, at 5011 Covington Highway, Decatur. The property has 100 feet of frontage on Covington Highway and contains 0.61 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Withdrawal without Prejudice.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip-style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracks of land. The proposed density for areas of this type is up 18 dwelling units per acre. Though the subject parcel is in close proximity to existing parcels with the future land use of Commercial Redevelopment Corridor. However, there are two residentially zoned parcels with Suburban future land use designations dividing them. Staff currently has no knowledge of an expressed intent to see these parcels be rezoned and have their future land use designation amended. At the time of the application submittal, there was no specific redevelopment plan to consider. Below are the 2035 Comprehensive Plan Policies for the Commercial Redevelopment Corridor Future Land Use designation: (1) Cyclists and Pedestrians—Provide safe and attractive facilities for bicyclists and pedestrians. (2) Transportation—Provide transportation alternatives to reduce automobile dependency. (3) Mixed-Use Redevelopment —Redevelop older strip commercial centers into viable mixed-use developments (4) Streetscape—Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people. (5) Mixed Use Districts—Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services. (6) Density—Cluster high density development at nodes & along major corridors outside of established residential areas. (7) Landscaping—Use landscaping and other buffers to protect pedestrians from heavy traffic. (8) Aesthetics—Create and implement performance and aesthetic standards to improve visual appearance. (9) Signage—Implement signage and billboard controls Parking—Require parking

to the side or rear of buildings. (10) Connectivity—Promote parcel interconnectivity (11) TOD—Promote transit-oriented development (12) Bike Parking—Provide safe and accessible areas for bicycle parking (13) Transit Incentives—Provide incentives to encourage transit compatible development (14) Transportation—Accommodate and encourage the development of multi-modal transportation centers, where appropriate (15) Access Management—Create and implement driveway controls and access management standards Tree Preservation—Establish tree preservation and landscaping standards (16) Development—Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor Redevelopment Concept—In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking. (17) Architectural Standards—Upgrade the appearance of existing older commercial buildings with façade improvements. Given the size of the subject parcel, the zoning and future land use of the abutting parcels, it is unlikely that the current proposal will meet the intent of the Commercial Redevelopment Corridor Character Area or a significant number of the policies to support a Future Land Plan Map Amendment at this time. For these reasons, staff’s recommendation for this application is “Denial”.

PLANNING COMMISSION VOTE: Withdrawal without Prejudice 9-0-0. J. West moved, E. Patton seconded for withdrawal without prejudice, per the applicant’s request.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0, with a condition that no auto related, no service stations and no convenience stores be allowed.

From: [DANA MORRIS](#)
To: [White, Brandon L.](#)
Cc: [Mom](#)
Subject: 5011 Covington
Date: Friday, February 19, 2021 9:40:17 AM

Good morning Brandon,

This shall confirm our request to withdraw the Future Land Use application for 5011 Covington Highway and change the rezoning request from C-2 (General Commercial) to C-1 (Local Commercial).

Thank you for your continued courtesy and attention to this matter.

Very best regards,
Dana Pierce
Sent from my iPhone



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: March 02, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: March 25, 2021, 5:30 P.M.**

STAFF ANALYSIS

Case No.: LP-21-1244555 **Agenda #:** N.4
Location/Address: 5011 Covington Highway Decatur, GA **Commission District:**5 Super District:7
Parcel IDs: 15 162 04 008
Request: Future Land Use Plan Map Amendment
Property Owner(s): Gloamy Lee Sang Morris
Applicant/Agent:
Acreage: 0.61 Acres
Existing Land Use: Suburban (SUB)
Proposed Land Use: Commercial Redevelopment Corridor (CRC)
Surrounding Properties: Suburban (SUB)
Adjacent Zoning: **North: R-85 (SUB) South: R-85 (SUB) East: R-85 (SUB) West: RNC (SUB) Northeast: R-85 (SUB) Northwest: R-85 (SUB) Southeast: R-85 (SUB) Southwest: R-85 (SUB)**
(Adjacent Land Use):
Comprehensive Plan:

Consistent Inconsistent

Proposed Density: N/A units/acre

Existing Density: N/A

Proposed Units/Square Ft.: N/A units

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-21-1244408) to amend the Zoning of the parcel from R-85 (Single-Family Residential) to C-2 (General Commercial).

STAFF RECOMMENDATION: DENIAL

The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip-style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracks of land. The proposed density for areas of this type is up 18 dwelling units per acre.

Though the subject parcel is in close proximity to existing parcels with the future land use of Commercial Redevelopment Corridor. However, there are two residentially zoned parcels with Suburban future land use designations dividing them. Staff currently has no knowledge of an expressed intent to see these parcels be rezoned and have their future land use designation amended.

At the time of the application submittal, there was no specific redevelopment plan to consider.

Below are the 2035 Comprehensive Plan Policies for the Commercial Redevelopment Corridor Future Land Use designation:

1. Cyclists and Pedestrians—Provide safe and attractive facilities for bicyclists and pedestrians.
2. Transportation—Provide transportation alternatives to reduce automobile dependency.
3. Mixed-Use Redevelopment —Redevelop older strip commercial centers into viable mixed-use developments
4. Streetscape—Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.
5. Mixed Use Districts—Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.
6. Density—Cluster high density development at nodes & along major corridors outside of established residential areas.
7. Landscaping—Use landscaping and other buffers to protect pedestrians from heavy traffic.
8. Aesthetics—Create and implement performance and aesthetic standards to improve visual appearance.
9. Signage—Implement signage and billboard controls
10. Parking—Require parking to the side or rear of buildings.
11. Connectivity—Promote parcel interconnectivity
12. TOD—Promote transit-oriented development
13. Bike Parking—Provide safe and accessible areas for bicycle parking
14. Transit Incentives—Provide incentives to encourage transit compatible development
15. Transportation—Accommodate and encourage the development of multi-modal transportation centers, where appropriate
16. Access Management—Create and implement driveway controls and access management standards
17. Tree Preservation—Establish tree preservation and landscaping standards
18. Development—Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor
19. Redevelopment Concept—In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.
20. Architectural Standards—Upgrade the appearance of existing older commercial buildings with façade improvements.

Given the size of the subject parcel, the zoning and future land use of the abutting parcels, it is unlikely that the current proposal will meet the intent of the Commercial Redevelopment Corridor Character Area or a significant number of the policies to support a Future Land Plan Map Amendment at this time. For these reasons, staff's recommendation for this application is 'DENIAL'.

Attachments:

1. Department and Division Comments
2. Application
3. Supplemental Analysis
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments proposed in Activity Centers)

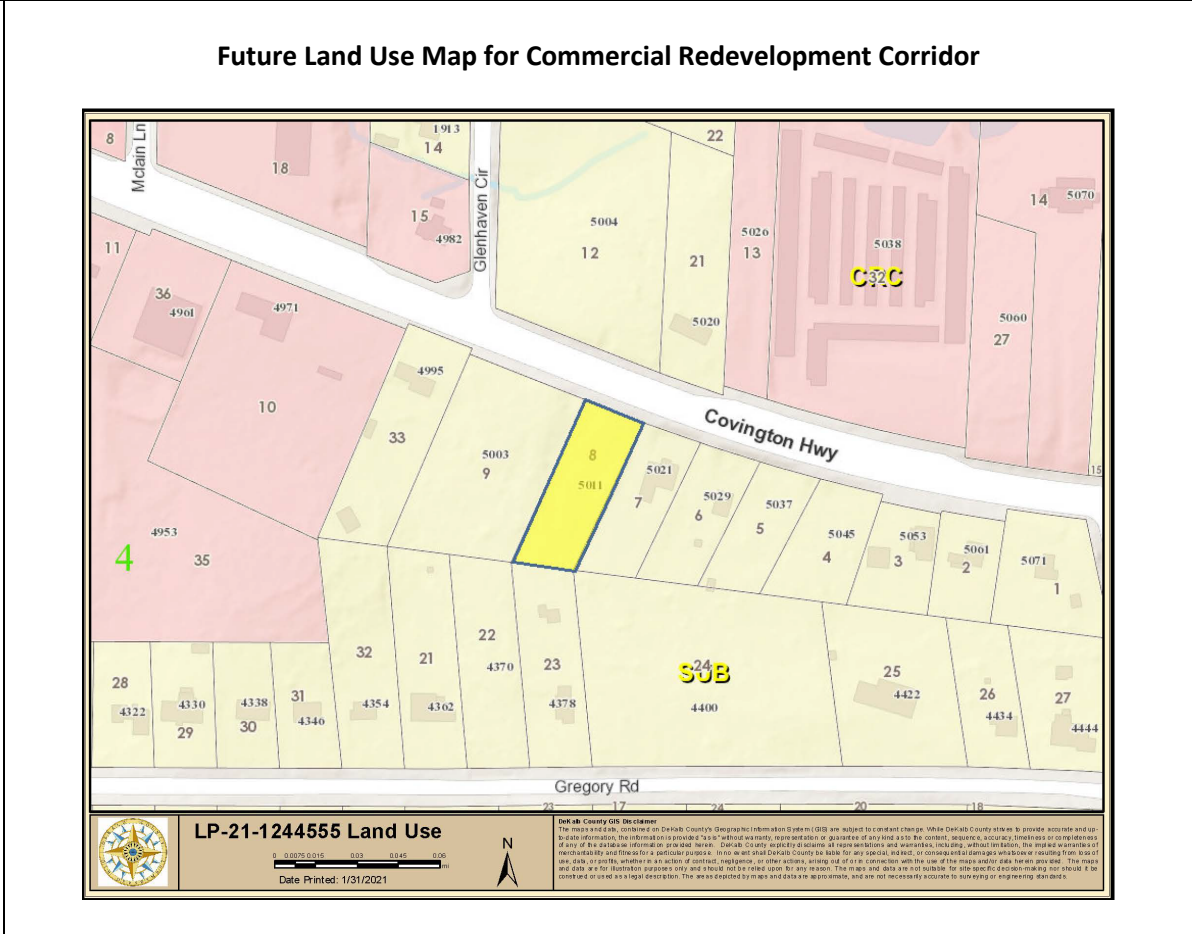
Case No. LP-21-1244555 Project Name: Gloamy Lee Sang	Existing FLU: Suburban Proposed FLU: Commercial Redevelopment Corridor	Staff Recommendation Denial
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Commercial Redevelopment Corridor Intent - The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip-style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on-site parking, moderate floor to area ratio and large tracks of land. The proposed density for areas of this type is up to 18 units per acre.

Land Use
Commercial Redevelopment Corridor
Up to 18 dwelling units per acre

Primary Uses

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities



Project Description	Address: 5011 Covington Hwy.		
	Owner / Project Name: Gloamy Lee Sang		
	Use	Square Feet (% of total dev)	Units (if applicable)
	Residential	N/A	N/A
	Commercial	N/A	N/A
	Office	N/A	N/A
	Retail	N/A	N/A
	Entertainment	N/A	N/A
	Other	N/A	N/A
	Total	N/A	N/A

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Commercial Redevelopment Corridor Character Area Policies	Support to Staff Recommendation			Justification
	YES	NO	N/A	
1. Cyclists and Pedestrians - Provide safe and attractive facilities for bicyclists and pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Transportation - Provide transportation alternatives to reduce automobile dependency.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Mixed-Use Redevelopment - Redevelop older strip commercial centers into viable mixed-use developments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Streetscape - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Mixed Use Districts - Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Density - Cluster high density development at nodes & along major corridors outside of established residential areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Landscaping - Use landscaping and other buffers to protect pedestrians from heavy traffic.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Aesthetics - Create and implement performance and aesthetic standards to improve visual appearance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Signage - Implement signage and billboard controls.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Parking - Require parking to the side or rear of buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Connectivity - Promote parcel interconnectivity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. TOD - Promote transit-oriented development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. Bike Parking - Provide safe and accessible areas for bicycle parking.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Transit Incentives - Provide incentives to encourage transit compatible development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Transportation - Accommodate and encourage the development of multi-modal transportation centers, where appropriate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Access Management - Create and implement driveway controls and access management standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Tree Preservation - Establish tree preservation and landscaping standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Development - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Redevelopment Concept - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Architectural Standards - Upgrade the appearance of existing older commercial buildings with façade improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Impact Analysis				
<i>(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)</i>				
Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no specific development proposal.
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site was part of the _____ Livable Centers Initiative (LCI) Study which some of the goals were to encourage diversity of mixed income neighborhoods, employment and recreational choices; provide access to a wide range of travel modes, including transit, walking and biking. More information is provided within the Small Area Plan Supplemental Report.
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Demographic Profile			
Quality of Life Elements	Project Area (census tract)	DeKalb County (2020)	Difference (+/-)
Median Household Income	\$54,083	\$66,037	-\$11,954
Owner Occupied Housing	60%	57%	3%
Renter Occupied Housing	40%	43%	3%
Median Home Value	N/A	\$163,600	N/A
Median Rental Costs (2 BR)	N/A		N/A
Age Distribution (majority)	18-34	25-44	
<i>Source: ESRI</i>			

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Economic Development Analysis				
<i>(Based on the 2014 DeKalb County Economic Strategic Plan)</i>				
Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
Target Industry and Niches				
☒ Click here if no Target Industry applies				
Professional and Business Services (PBS) Niche Markets: Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Life Sciences Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health. Niche Markets: Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tourism Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers. Niche Markets: Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LOGISTICS The process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing. Niche Markets: Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CONSTRUCTION AND SUPPORT TRADES (CST) Construction is the creation of improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities. Niche Markets: Construction Materials Manufacturing, Contracting, Homebuilding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Advanced Manufacturing - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products. Niche Markets: Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Improve Business Climate				
Business Climate Action Plan 1. Optimize Incentives 2. Support Entrepreneurs & Small Businesses 3. Support Existing Businesses & Foster Expansion 4. Finalize Implementation of Development Services Overhaul 5. Strengthen the Economic Development Organization 6. Improve Marketing, Branding, and Communication for the County & DADC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Revitalize Commercial Corridors and Embrace New Employment Centers				
Employment Centers Action Plan. Subject property / project provides the following (check all that apply): <input type="checkbox"/> Incentivize redevelopment and build public/private partnerships <input type="checkbox"/> Secure appropriate zoning. Rezone required? ____ <input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries <input type="checkbox"/> Creation of a new employment center in DeKalb County <input type="checkbox"/> Encourage clustering through target industry support programs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Click "N/A" if the property is not within an employment center.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Northern DeKalb Employment Center Location (check one): <input type="checkbox"/> The I-85 / I-285 interchange <input type="checkbox"/> Northlake Mall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
West Central DeKalb Employment Center Location (check one): <input type="checkbox"/> Intersection of Briarcliff Road North Druid Hills Road <input type="checkbox"/> Intersection of I-85 and Clairmont Road <input type="checkbox"/> Intersection of N Druid Hills Road and Lavista Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Southwest DeKalb Employment Center Location (check one): <input type="checkbox"/> I-20/ Candler Road <input type="checkbox"/> I-20 / I-285 Interchange <input type="checkbox"/> Memorial Drive <input type="checkbox"/> Moreland Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
East Central DeKalb Employment Center Location (check one): <input type="checkbox"/> Stone Mountain Industrial Park <input type="checkbox"/> Memorial Drive, I-285 Interchange	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Southeast DeKalb Employment Center Location (check one) <input type="checkbox"/> I-285/Indian Creek MARTA Station <input type="checkbox"/> I-285 / Covington Hwy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Quality of Place Enhancements				
New Employment Centers and the Comprehensive Plan <input type="checkbox"/> This project will initiate a land use amendment <input type="checkbox"/> The project will provide connectivity for employment centers <input type="checkbox"/> This project will create Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Game Changing / Catalytic Projects <input type="checkbox"/> Consider a multi-purpose Convention Center facility <input type="checkbox"/> Consider a multi-purpose sportsplex facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Infrastructure and Aesthetics <input type="checkbox"/> Utilization of CIDs and TADs to fund infrastructure and beautification projects, especially along South Memorial Drive. <input type="checkbox"/> Highway interchange improvements are packaged to accommodate logistics industry in Moreland area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Transportation Planning Analysis				
<i>(Based on the DeKalb County 2014 Comprehensive Transportation Plan)</i>				
Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
Functional Classification for the project site: <input type="checkbox"/> Freeway <input checked="" type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freight <input checked="" type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Application: See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle and Pedestrian Level of Service Goals and Connectivity <input type="checkbox"/> LOS B (within an activity center) <input checked="" type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
MARTA and TOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bus Routes <input type="checkbox"/> Project is on a bus route <input type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Transit Stations <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input type="checkbox"/> Project is not close to a transit station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____

Applicant's Name: Gleamy Lee Sang E-Mail: gleamy44@gmail.com

Applicant's Mailing Address: 566 N Shore Rd, Lithonia, GA 30058

Applicant's Daytime Phone #: 770-413-7419 Fax: _____

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: _____ E-Mail: _____

Owner's Mailing Address: _____

Owner's Daytime Phone #: _____ Fax: _____

Address/Location of Subject Property: 5011 Covington Highway

District(s) 15th Land Lot(s): 162 Block(s): A Parcel(s): 15 162 04 008

Acreage: 0.671 Commission District(s): 5-7

Current Land Use Designation: Suburban Proposed Land Use Designation: Comm. Redevel Corridor

Current Zoning Classification(s): R35

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No
- IV.

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY
2/14/23
EXPIRATION DATE / SEAL

Gleamy Lee Sang
SIGNATURE OF APPLICANT
Check One: Owner Agent
DATE 1/8/21

Land Use

1. Whether the proposed land use change will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The surrounding area appears to be developing commercially, and the proposed change would be in conformity with said development.

2 Whether the proposed land use will adversely affect the existing use or usability of adjacent or nearby properties.

I do not believe the proposed land use will have an adverse affect on the usability of adjacent or nearby properties at this time as the property is vacant.

3. Whether the proposed land use change will result is a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

I am not aware of any conditions that may cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

4. Whether the amendment is consistent with the written policies in Comprehensive Plan Text.

The Comprehensive Plan Text seeks to develop numerous aspects of infrastructure and community which is in keeping with the proposed amendment.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

I am not aware of any adverse impact this proposed change would have on the environment or surrounding resources.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

There will be no impact on properties in adjoining jurisdictions.

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

It is my understanding that an adjacent neighbor (Valerie Kong-Quee, 5021 Covington Highway) is also seeking a similar proposed amendment which would support the proposed land use change.

8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

I am not aware of any adverse affect this proposed change may have on historic building, sites, districts or archeological resources.

Letter of Application

DeKalb County Department of Planning & Sustainability
330 West Ponce de Leon Avenue
Suites 100-500
Decatur, Georgia 30030

**Re: 5011 Covington Highway
Lot 8, Land Lot 162, 15th District, Parcel 15-16204008 (the Premises)**

Dear Sir/Madam:

The above referenced premises is a vacant lot, currently designated for Suburban use and not serving any specific purpose. I am therefore requesting the land use be designated for Commercial Redevelopment Corridor use as this will be most appropriate for economical development of the premises.

Thank you for your kind consideration of this application.

Gloamy LeeSang, Owner

Land Use Amendment Analysis of Anticipated Impact

With regard to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, I do not anticipate any impact to the standards and factors of this ordinance as the property is to remain vacant and will not be built upon. The requested designation is only for marketing purposes and therefore speculative. Any future development will need to be vetted by the County at that time, but none is anticipated as I seek this amendment.

Gloamy Lee Sang, Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Gloamy Lee Sang Phone: 973-444-1427 Email: derosa26@aol.com

Property Address: 5011 Covington Highway

Tax Parcel ID: 15 162 04 008 Comm. District(s): 5 & 7 Acreage: .62

Existing Use: Vacant Land Proposed Use Speculative Commercial (no specific use at this time)

Supplemental Regs: NA Overlay District: NA DRI: No

Rezoning: Yes No

Existing Zoning: R-85 Proposed Zoning: C-2 Square Footage/Number of Units: NA-Spec rezoning

Rezoning Request: Speculative rezoning—no specific site plan.

Land Use Plan Amendment: Yes No

Existing Land Use: SUB Proposed Land Use: CRC Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Held on 10/21/20 6:30 pm via ZOOM Review Calendar Dates: will go to March 2021 cycle, likely filing deadline will be Jan. 2 or 3rd, BOC will adopted final calendar on Nov. 19th, 2020 PC: X BOC: X Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X Zoning Conditions: NA Community Council Meeting: X Public Notice, Signs: X Tree Survey, Conservation: X Land Disturbance Permit (LDP): NA—spec rezoning Sketch Plat: na-spec rezoning Bldg. Permits: na—spec rezoning Fire Inspection: na Business License: na State License: _____ Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan—NA –No site plan submitted; speculative rezoning

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____ Possible Variances: Since site is only 100 ft wide and is surrounded by R-85 single-family zoning, a transitional buffer variance will likely be needed if the rezoning is approved.

Comments: No site plan submitted; applicant indicates this is a speculative rezoning. Proposed C-2 zoning will require a Land Use Amendment application to Commercial Redevelopment Corridor. If rezoning is approved, site will likely need variances, including transitional buffer variances. Applicant indicates that pre-community meeting already occurred on 10/21/20 and will provide documentation. Applicant also indicates that rezoning application has already been submitted.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 10/30/20

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

FLYERS HANDED OUT TO SURROUNDED COMMUNITY REGARDING ZONING NOTIFICATION OF 5021 5011

4918 COVINGTON HIGHWAY.

AUTO ZONE

DECATUR 30035

4947 COVINGTON HIGHWAY

CAR WASH

DECATUR 30035

4995 COVINGTON HIGHWAY

BB AUTO GALARY

DECATUR 30035

4982 COVINGTON HIGHWAY

CHRISTOPHER CAR DEALER

DECATUR 30035

5038 COVINGTON HIGHWAY

MINI WHAREHOUSE

DECATUR 30035

5020 COVINGTON HIGHWAY

ROTENSE JACKSON

DECATUR 30035

5082 COVINGTON HIGHWAY

TRAFFIC TROOPERS

DECATUR 30035

5094 COVINGTON HIGHWAY DECATUR 30035

JIMMY ROSE ASSOCIATE

VALERIE THOMAS

5053 COVINGTON HIGHWAY

DECATUR 30035

HALTADO FAUSTINIANO

4806 COVINGTON HIGHWAY

DECATUR 30035

LIZARRAGA ROJAS GALINDE

5003 COVINGTON HIGHWAY

DECATUR 30035

STEVE ACTMAN

5091 COVINGTON HIGHWAY

DECATUR 30035

BRENDA HALL LURIE

5101 COVINGTON HIGHWAY

DECATUR 30035

COMMERCIAL

5107 COVINGTON HIGHWAY

DECATUR 30035

CHURCH PLACES OF RELIGION

5130 COVINGTON HIGHWAY

DECATUR GA 30035

4422 COOPER KALCEY

DECATUR 30035

4383 BARCLAY ANDREA

DECATUR 30035

202182

Survey Legal Description

All that tract or parcel of land lying and being in Land Lot 162 of the 15th District, DeKalb County, Georgia, being Part of Lot 9, Block A, as per plat of M.M. George Property by M.F. Mable, Surveyor, dated June 1939 and recorded in Plat Book 13, Page 62, DeKalb County records and being more particularly described as follows:

BEGINNING at a 1/2" Rebar Set on the Southwestern right of way line of Covington Highway (Variable Right of Way)(State Highway 12)(F.K.A. Covington Road), said point being located a distance of 1112.32 Feet from the first corner of the mitered intersection of the Southeastern Right of Way Line of Wesley Chapel Road and the Southwestern right of way line of Covington Highway at Grid North Georgia West Zone Coordinates: Northing:1357994.4822 Easting:2283326.148 thence along said right of way line of Covington Highway proceeding South 67 Degrees 51 Minutes 52 Seconds East a distance of 32.36 feet to a Concrete Monument Found; thence with a curve turning to the left along an arc with a length of 66.59 feet to a 1/2" Rebar Found, said curve having a radius of 2907.79 feet, a chord bearing of South 68 Degrees 42 Minutes 34 Seconds East, and a chord length of 66.59 feet; thence leaving said right of way line proceeding South 25 Degrees 32 Minutes 54 Seconds West a distance of 267.08 feet to a 1/2" Rebar Found; thence North 83 Degrees 09 Minutes 37 Seconds West a distance of 99.99 feet to a 1/2" Open Top Pipe Found; thence North 24 Degrees 45 Minutes 49 Seconds East a distance of 292.31 feet to a 1/2" Rebar Set on the Southwestern side of Covington Highway and the POINT OF BEGINNING; having an area of 27061 Sq. Ft., 0.621 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 202182.

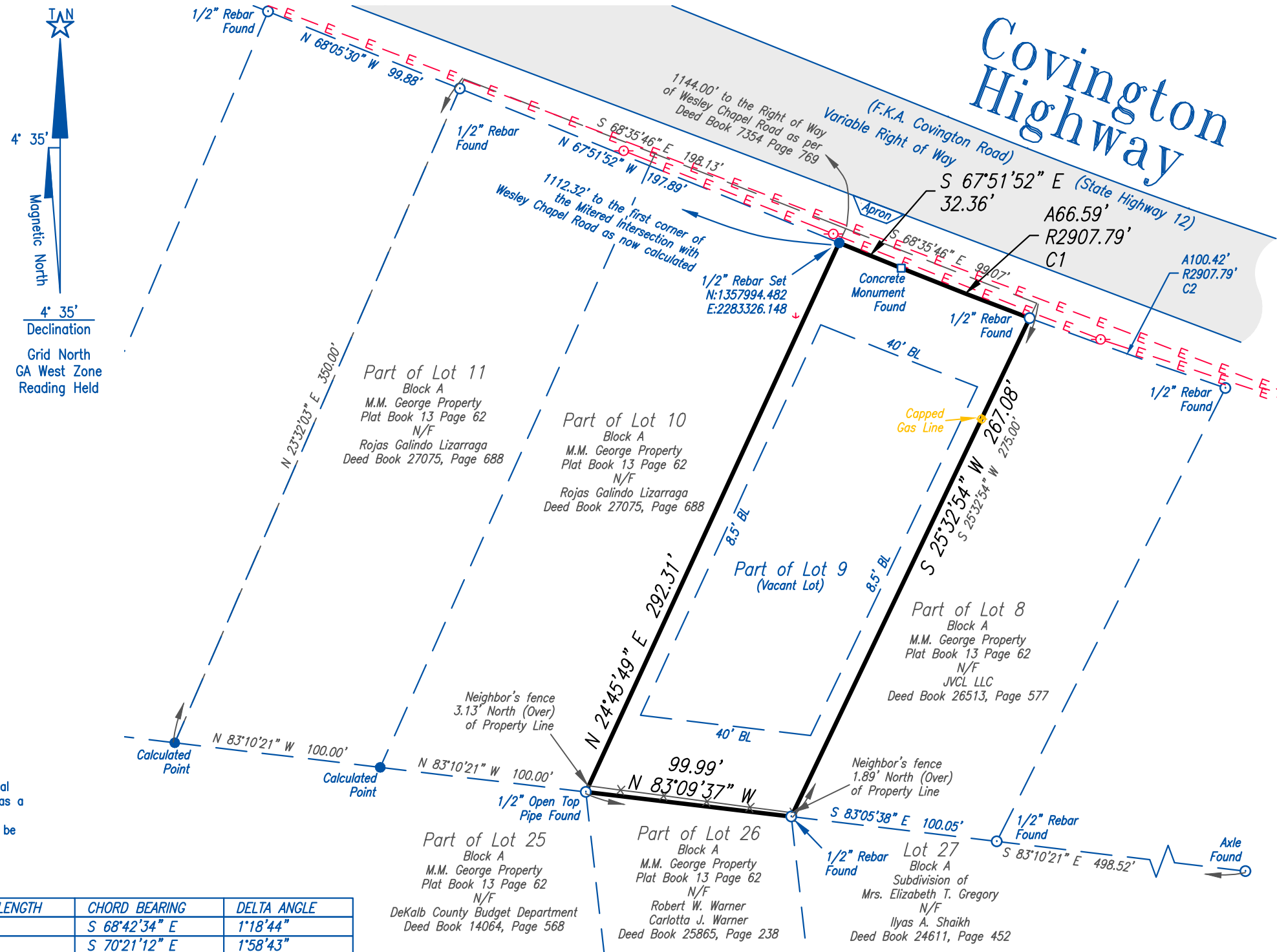
LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set/Point
- Iron Pin Found
- Concrete Monument Found
- BL Building Line
- ↓ Guy Wire Anchor
- Power Pole
- ◆ Capped Gas Line
- ×× Neighbor's Fence
- E - E - Overhead Electric Line

AREA

27061 SQ. FT.
0.621 ACRES



ZONING

[DeKalb County]
(R-85) (Residential Medium Lot)
Front yard setback-40' (Arterials)
Side yard setback-8.5'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

- Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
- Software used; Carlson Survey 2013 and Carlson Survc.
- Front property line established using pro portion of original lot frontages before the right of way take as shown.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 559,483 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2907.79'	66.59'	66.59'	S 68°42'34" E	1°18'44"
C2	2907.79'	100.42'	100.41'	S 70°21'12" E	1°58'43"

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER
202182

DRAWING NUMBER
F37-128

SURVEY PLAT FOR: 5011 Covington Highway, Decatur Georgia 30032

GLOAMY LEE SANG

LAND LOT: 162 15th DISTRICT SECTION DeKalb COUNTY, GA

LOT: BLOCK: UNIT: PHASE:

SUBDIVISION:

PLAT BOOK , PAGE DRAFTER: BJC REVISION DATE:

DEED BOOK 7354 , PAGE 769 PARTY CHIEF: R.G. FIELD DATE: 10/14/20 SHEET 1 OF 1

DATE: 9/22/20 SCALE: 60'



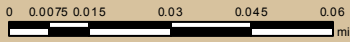
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: *Josh Lewis*
Josh Lewis, IV, Registered Land Survey Number 3028

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



LP-21-1244555 Aerial

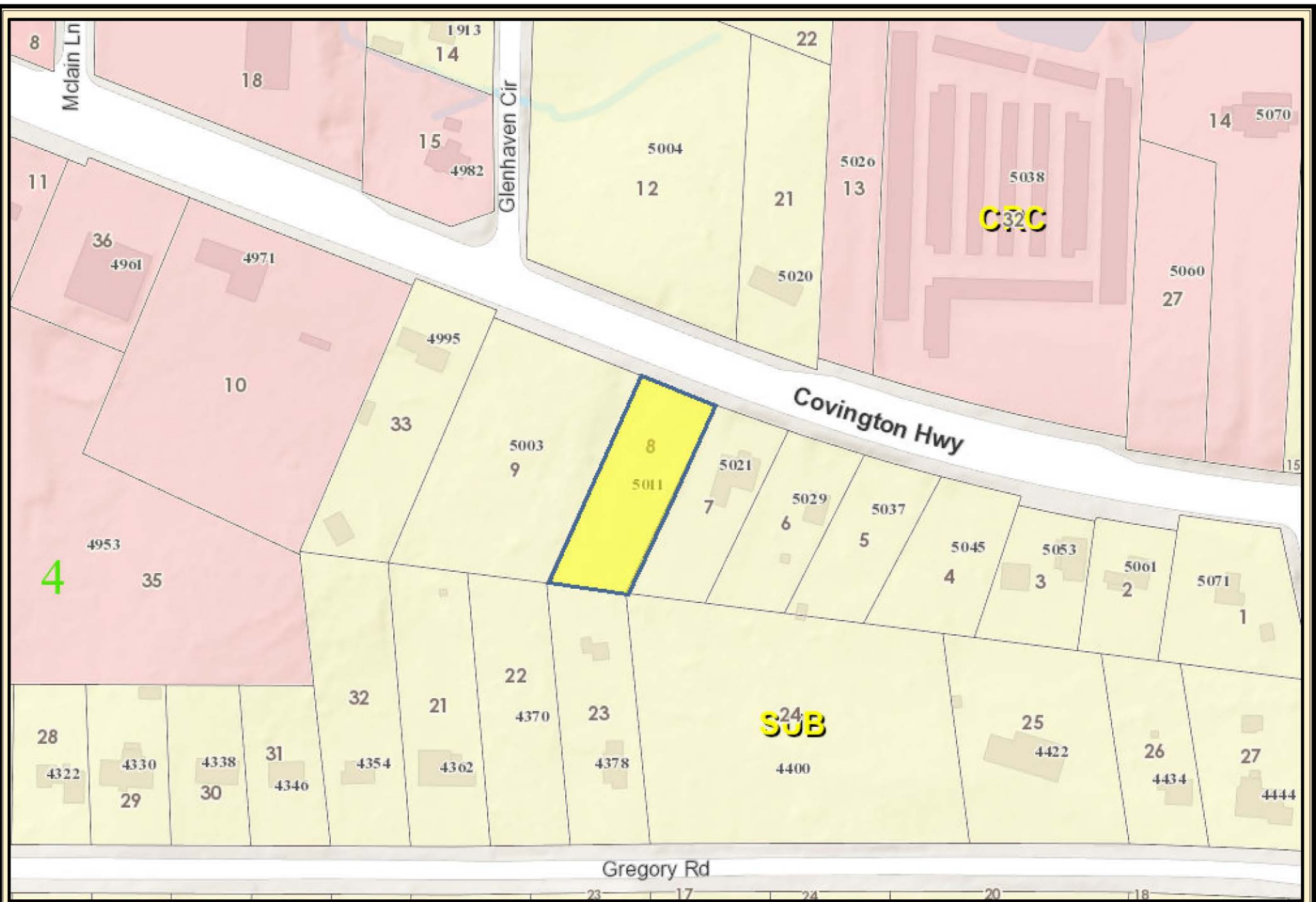


Date Printed: 1/31/2021

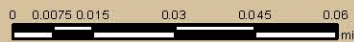


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LP-21-1244555 Land Use

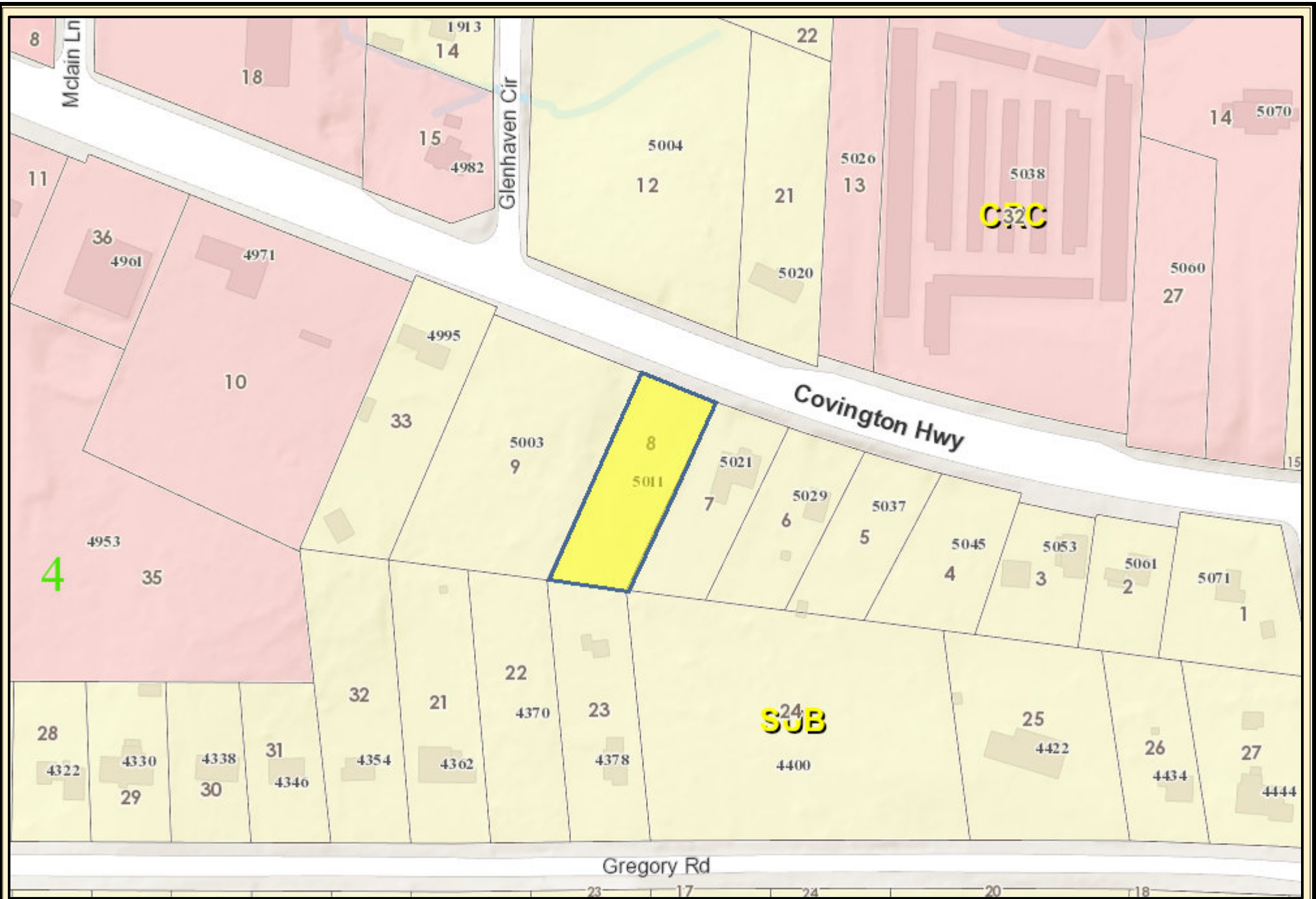


Date Printed: 1/31/2021

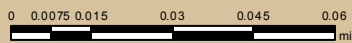


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LP-21-1244555 Land Use



Date Printed: 1/31/2021



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